



REAL ESTATE MANAGEMENT
WWW.MIDBORO.COM

790 RIVERSIDE DRIVE OWNERS INC.

Regarding Sale of Apartments

To all Prospective Purchasers:

Individuals wishing to purchase an apartment must abide by the following procedures:

1. A certified check or money order in the amount of \$350 made payable to Midboro Management, Inc. must be submitted as a processing fee from the buyer and a \$55 credit check fee per applicant
2. Completed Application (enclosed)
3. Introduction letter from purchaser
4. Executed Contract of Sale
5. Financial Statement (enclosed) must be signed and notarized). Please note all assets must be verified (current bank statements, IRA, 401K etc.)
6. Copy of the last two (2) pay stubs for each applicant
7. Two year tax returns including all schedules and W-2's. If you file corporate tax returns, please provide copies of same and or 1099's
8. Employer Reference letter (must state position, length of employment, current salary including bonuses and prospect for continued employment.
9. Landlord reference letter. If you currently own a home please indicate on a separate sheet of paper that you own a home.
10. Two (2) personal reference letters for each applicant (No relatives).
11. Commitment Letter, must indicate monthly mortgage payments (Truth and Lending disclosure
12. Three (3) Original Aztech recognition agreements, signed by the bank and the purchaser(s). Originals must be attached to the original package.
13. Lead-based Paint/hazards Disclosure Statement (to be executed by the seller(s) and Purchaser(s). Two originals must be submitted in the package

All required documents must be assembled into a complete package of (1) original and (6) collated copies and sent to: Closing Department c/o Midboro Management, Inc. 148 West 37th Street, 8th Floor, New York, NY 10018

After a package has been received, it will be submitted to the Board of Managers for review.

Closing Department

Sales, Leasing, Financing & Insurance

148 West 37th Street, (Bet. 7th & Broadway) New York, NY 10018-6978 • 212-877-8500 • Fax 212-875-0808

MIDBORO MANAGEMENT, INC.

790 RIVERSIDE DRIVE OWNERS INC.

PURCHASER'S NAME _____ S.S. # _____

EMAIL ADDRESS _____

PURCHASER'S NAME _____ S.S. # _____

EMAIL ADDRESS _____

SELLER'S NAME _____

EMAIL ADDRESS _____

Apartment # _____

Sales Price: _____

Financing: _____

PURCHASER'S ATTORNEY NAME _____

FIRM ADDRESS _____

TELEPHONE _____ FAX _____

EMAIL ADDRESS _____

SELLER'S ATTORNEY NAME _____

FIRM ADDRESS _____

TELEPHONE _____ FAX _____

EMAIL ADDRESS _____

INFORMATION REGARDING APPLICANT(S)

Home Address _____

Telephone _____

Business or Professional Affiliation and Position _____

Business Address _____

Telephone _____

Names of all persons and relationships who will reside in the apartment and if children, please state number and their approximate ages _____

Name of all residents in the building known by the applicant _____

Does applicant wish to maintain any pets, and if so, please specify _____

REFERENCES

LANDLORD

Present Landlord or Agent _____

Address _____

Approximate Length of Occupancy _____

Previous Landlord or Agent _____

Address _____

Address of previous residence and approximate length of occupancy _____

FINANCIAL

a. Bank (Personal Account) _____

Address _____

b. Bank (Personal Account) _____

Address _____

c. Bank (Business Account) _____

Address _____

d. Stock Broker, C.P.A., Executor, if any _____

Address _____

e. For information regarding source(s) of income, contact _____

BUSINESS/PROFESSIONAL

1. Name _____

Address _____

2. Name _____

Address _____

3. Name _____

Address _____

4. Name _____

Address _____

SPECIAL REMARKS

Please give any additional information which may be pertinent or helpful _____

The undersigned hereby affirms that the information contained in this application is true and accurate to the best of his/her knowledge and belief.

Signature of Applicant

Signature of Spouse/Co-Applicant

All information above has been supplied by the applicant(s), and Midboro Management, Inc., make no representations, nor are any implied, as to the accuracy or completeness thereof.

FINANCIAL STATEMENT



Name(s) _____

Address _____

The following is submitted as being true and accurate statement of the financial condition of the undersigned on the _____ day of _____ 20__.

ASSETS			LIABILITIES		
	Applicant	Co-Applicant		Applicant	Co-Applicant
Cash in Banks			Notes Payable:		
Money Markets Funds			To Banks		
Contract Deposit			To Relative		
Investments: Bonds & Stocks			To Others		
Investment in Own Business			Installment Accounts Payable:		
Accounts & Notes Receivable			Automobile		
Real Estate Owned-see schedule			Other		
Year Make			Other Accounts Payable		
Automobiles:			Mortgages Payable on Real		
Personal Property & Furniture			Estate - see schedule		
Life Insurance			Unpaid Real Estate Taxes		
Cash Surrender Value			Unpaid Income Taxes		
Retirement Funds/IRA			Chattel Mortgages		
401K			Loans on Life Insurance Policies		
KEOGH			(Include Premium Advances)		
Profit Sharing/Pension Plan			Outstanding Credit Card Loans		
Other Assets			Other Debts - Itemize		
TOTAL ASSETS			TOTAL LIABILITIES		
			NET WORTH		
COMBINED ASSETS			TOTAL LIABILITIES & NET WORTH		
SOURCE OF INCOME			COMBINED		
	Applicant	Co-Applicant			
Base Salary			CONTINGENT LIABILITIES		
Overtime Wages			As Endorser or Co-Maker on Notes	\$	
Bonus & Commissions			Alimony	\$	
Dividends and Interest Income			Child Support	\$	
Real Estate Income (Net)			Are you defendant in any legal action?	\$	
Other Income - Itemize			Are there any unsatisfied judgments?	\$	
TOTAL			Have you ever taken bankruptcy? Explain	\$	
GENERAL INFORMATION			PROJECTED EXPENSES / MONTHLY		
	Applicant	Co-Applicant			
Personal Bank Accounts at			Maintenance	\$	
Savings & Loan Accounts at			Apartment Financing	\$	
			Other Mortgages	\$	
			Bank Loans	\$	
Purpose of Loan			Auto Loan	\$	
			TOTAL	\$	

SCHEDULE OF REAL ESTATE

Description & Location	Cost	Market Value	Mortgage Amount	Maturity Date

SCHEDULE OF NOTES PAYABLE

Specify any assets pledged as collateral, including the liabilities they secure:

To Whom Payable	Date	Amount	Due	Interest	Pledged as Security

The foregoing statements and details pertaining thereto, both printed and written, have been carefully read and the undersigned hereby solemnly declares and certifies that the same is a full and correct exhibit of my/our financial condition.

Date _____ 20__ Signature _____

Date _____ 20__ Signature _____

Sworn to before me this _____ day of _____

Notary Public

DAMAGE RESPONSIBILITY AGREEMENT

I hereby agree to accept all responsibility for payment of any damage incurred to the elevators of public areas during my move in/out of 790 Riverside Drive.

Signature

Signature



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REAL ESTATE MANAGEMENT
E-MAIL:

CREDIT CHECK APPLICATION

Applicant Name _____

Soc. Sec. # _____ Date of Birth _____ Tel. # _____

Present Address _____ Zip _____
street city state

Landlord Name _____ Tel. # _____

Landlord Address _____

How Long At Present Address? _____ Rent Amount _____

Employer _____ Tel. # _____

Address _____ Person To Verify _____

Salary _____ How Long _____ Position _____

Co-Applicants Name _____

Soc. Sec. # _____ Date of Birth _____ Tel. # _____

Present Address _____ Zip _____
street city state

Landlord Name _____ Tel. # _____

Landlord Address _____

How Long At Present Address? _____ Rent Amount _____

Employer _____ Tel. # _____

Address _____ Person To Verify _____

Salary _____ How Long _____ Position _____

The undersigned certifies that the foregoing is true and hereby authorizes Midboro Management, Inc. to obtain a consumer credit report, DMV report, landlord/tenant court report, criminal report and verify all references listed above. In addition, the undersigned releases all parties to provide such information as requested by Midboro Management, Inc. pertaining to this application.

Applicants Signature _____ Date _____

Co-Applicants Signature _____ Date _____



REAL ESTATE MANAGEMENT
WWW.MIDBORO.COM

INTERCOM NOTICE

Date: October 1, 2003
To: All New Shareholders/790 Riverside Drive
From: Judith Goldstein—484-3766
Subject: ~~phone intercom~~

The building intercom system is routed through your telephone.

Before moving in, when you order your phone service, please ask your phone provider (i.e. Verizon, ATT, RCN, etc.) to come to the building to make the connection.

The phone line must be terminated through the RJ71C door entry interface. Aramis Fournier the superintendent will show your chosen telephone company where to connect.

If you have any problems, please contact me at 212-484-3766.

Thank you.

Building: _____

Apt. #: _____

LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's disclosure:

A) Presence of lead-based paint and/or lead-based paint hazards (Check 1 or 2)

_____ 1) Known lead-based paint and/or lead-based paint hazards are present in the building (explain) _____

_____ 2) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the building.

B) Records and reports available to the lessor (check 1 or 2)

_____ 1) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the building (list documents below) _____

_____ 2) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the building.

Lessee's Acknowledgment:

C) Lessee has received copies of all information listed above.

D) Lessee has received the pamphlet "Protect Your Family From Lead In Your Home".

